
PLANNING & ZONING NEWS

INCLUDING NEWS FROM:

ARCHITECTURAL REVIEW BOARD & HISTORIC PRESERVATION COMMISSION

July 25, 2002

Planning Board

Meeting 7/22/02

DECISIONS PENDING

Country Pointe

*Revised Concept Subdivision (75 lots)
West Bloomfield Rd.*

The Planning Board issued a negative declaration regarding SEQRA and approved the revised concept plan with conditions. Prior to the vote the applicant acknowledged and consented that the proposed density represents a complete development of the parcels and that no additional density is to occur. We expect that the preliminary subdivision application for Phase I soon. It will have a DRC meeting date of 8/27 and a hearing date of 9/9 Dave Jefferson is Planning Board point person.

Kensington Park of Pittsford

*Preliminary Subdivision (Phase 2-3)
Clover Street (35 lots)*

The Planning Board granted preliminary subdivision approval with conditions for phases 2-3. We expect the final submission soon and may see a push to have pavement for Phase 2 this year. Dave Wigg is PB point person.

Restaurant

*Special Permit
3400 Monroe Avenue*

The Planning Board granted a conditioned Special Permit approval. It was noted this location has a long history of similar use and adequate parking exists. The proposed use of the outside seating area is conditioned upon a Code modification, and use of the outside seating is not expected until next spring.

SBA - AT&T Wireless Co-location

*Special Permit Preliminary Site Plan
5692 Palmyra Road*

The Planning Board issued a negative declaration regarding SEQRA and approved a conditioned preliminary site plan special permit resolution permitting co-location at 80 feet on the existing monopine. Nancy Sprenkle is point person

The approval was conditioned upon resolution to outstanding compliance issues associated with the existing tree.

TREE IMPROVEMENTS- The Town has received a proposal to more than double the branches originally put on the tree and have them start at 20 feet from the base. It is also anticipated that the existing very visible antennas will be pulled in to reduce their visibility, the exact amount of antenna adjustment is unclear but it is a very positive development. Our only concern is the lack of a photo simulation or picture of an existing tree that uses the proposed plan. *What do you think?*

HEARINGS CONTINUED

Nazareth College

*Preliminary Site Plan/Special Permit Modification
Storage building, Motherhouse/infirmary
renovations 4245 East Avenue*

There was no new action regarding this application. We are awaiting the DRC response and expect revised plans. The hearing remains open and Bill Brizee is point person.

NEW PUBLIC HEARING

Lehigh Station North

*Re-subdivision (4 new lots)
Lehigh Station Road*

The applicant, several Board members and staff participated in a site walk. A modified plan is being discussed and some final revisions are expected before a decision is reached. Moving proposed homes forward on the rear lots allows for greater rear yard area & an improvement in the

configuration of open space. The hearing remains open. Nancy Sprenkle is PB point person.

Workshop/Discussion

Voicestream Wireless Knickerbocker Tree *173 Knickerbocker Road*

The plan for the tree as proposed was presented to the HPC on 7/18 and received a Certificate of Appropriateness. The final diameter is pending.

DRC MEETING – 7/30/02

Cloverwood final submission

- Sewer Dept easement issues?
- Parks and Rec. trails
- Town Board revisions
- Full Technical Review

76 W. Jefferson Road 3 lot subdivision (hearing 8/12)

- Sewer Dept service issues?
- Parks and Rec. Future trail issue along canal?
- HPC
- Variance required for “Flag” Lots

Tentative PB Agenda for 8/12/02

DECISIONS PENDING

- Cloverwood Final Site Plan

CONTINUED/NEW HEARINGS

- Lehigh Station North – Re-subdivision (4 lots)
- Nazareth College – Site Plan Special Permit storage building and renovations to old Motherhouse and Infirmary
- 76 East Jefferson Road Concept Minor subdivision

OTHER MATTERS/ WORKSHOP DISCUSSION

- Approval of minutes

Future Applications

Spring House Buckingham Properties (application is expected 7/31, hearing 9/9)

- The DPW will be contacting point people to continue discussions regarding development as soon as plans are available.

Country Pointe Phase I (application expected 7/31 hearing 9/9)

Pittsford Community Church 421 Marsh Road

TRAINING & INFORMATION

Monroe County Dept. of Planning & Development
Land Use Decision-Making Training Program
Some great programs are coming up watch for flyers in your distributions or contact Linda Dzakowic at 248-6260 I would like a final list of participants by Aug. 15

dderue@townofpittsford.com

Zoning Board of Appeals

July 15, 2002

Public Hearings

Variances Approved:

- ***3608 East Avenue- Area Variance relief from code that no fence be over 3' in height within the front setback. Proposed to construct a fence 6' in height within the front setback. Approved a 5' high fence.***

Public Hearings Continued:

From July 17, 2002 to August 19, 2002

- ***75 Overbrook Road – Area Variance, relief from 20' side setback as per code, proposed to construct a garage within the 20' side setback. Applicant is required to have an area variance for the front setback and also to return to the board with a revised set of plans to allow a larger side setback than indicated in the prior application.***
- ***4245 East Avenue, Nazareth College – Area Variance, relief from 30' height variance, proposed to construct a new structure over 30' in height. Planning Board has not completed the SEQRA. Decision pending***
- ***46 Knollwood Drive - decision appeal regarding code for servants' quarters for full time servants only. Applicant requested for the application to be held over until the August 19th meeting.***

August 19, 2002
Public Hearings:

HISTORIC PRESERVATION COMMISSION

July 18, 2002
Public Hearings:

Designation & Approvals Granted

- *8 Line Street – Area Variance, relief from the 50' front setback, proposed to construct a new front porch within the front setback.*
- *845 Allen's Creek Road – Area Variance, relief from average lot width of 125 feet. Proposed to construct a new home on a flag lot.*
- *421 Marsh Road, Pittsford Community Church - Area variance, lot coverage. Proposed to construct a new addition and a parking lot forward of the main structure.*

Code Enforcement Decision Appealed:

July 25, 2002

Adult Entertainment vs. Town of Pittsford

- *773 Linden Avenue – Use Variance, requesting to operate an Adult Entertainment Facility within 500' of a residential property line. The proposed facility with within 500' of residential property; food and beverage service is not permitted in a Light Industrial Zone. The court proceedings took place Thursday PM and tool about 30-45 minutes. The Court (Justice Galloway) ruled that the applicant failed to properly appeal the Building Inspector's determination that the application was subject to a Use Variance. The applicant has indicated that they will appeal this decision.*

- *2590 Clover Street is nominated for a Pittsford landmark. Owners concur – a fine example of a farmstead of that period with no alterations on the property.*
- *60 Mitchell Road, requesting a Certificate of Appropriateness for the installation of an exhaust vent for a gas fireplace on the front elevation of the designated landmark.*
- *173 Knickerbocker Road, requesting a Certificate of Appropriateness for Voicestream Wireless to install a monopine telecommunication cell tower on the property of a designated landmark.*

August 15, 2002

Agenda not available at this time.

ARCHITECTURAL REVIEW BOARD

The July 22, meeting canceled due to lack of a quorum.

Meeting will be held on July 29, 2002